



## Birchwood Gardens, offers over £375,000

- Council Tax Band - E
- Detached Extended Bungalow
- Garage and Driveway
- Wet Room and Cloakroom/WC
- Two Double Bedrooms
- Cul-de-Sac Position
- EPC Rating: D



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## About the property

An modern bay fronted extended detached bungalow situated close to Whitchurch village. Two double bedrooms and a 17ft conservatory/sun room overlooking a private rear garden. Garage and driveway. Cul-de-Sac position.

## Accommodation

### Entrance Hall

### Cloakroom / Wc

### Lounge

20' 11" into bay x 12' 6" ( 6.38m into bay x 3.81m )

### Kitchen

10' 6" x 8' ( 3.20m x 2.44m )

### Front Bedroom

13' 10" x 11' ( 4.22m x 3.35m )

### Back Bedroom

10' 7" to wardrobe door x 9' 4" ( 3.23m to wardrobe door x 2.84m )



**Wet Room / Shower Room**

9' 6" x 6' 6" ( 2.90m x 1.98m )

**Conservatory / Sitting Room**

17' 4" x 10' 7" ( 5.28m x 3.23m )

**Garage**

17' 6" x 8' 7" ( 5.33m x 2.62m )

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## Floorplan



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